043.0	0007	0024.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	812,400 / 812,400
					USE VALUE:	812,400 / 812,400
					ASSESSED:	812,400 / 812,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
63		BEACON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FOLSOM STEVE
Owner 2:	FRASTER BETH S
Owner 3:	
Street 1:	63 BEACON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,500 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1750, having primarily Wood Shingle Exterior and 1898 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7500.000	296,400		516,000	812,400
Total Card	0.172	296,400		516,000	812,400
Total Parcel	0.172	296,400		516,000	812,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 428.03 | /Parcel: 428.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 30898
GIS Ref
GIS Ref
Insp Date 11/30/18

!3723!

PREVIOUS ASSESSMENT

Parcel ID 043.0-0007-0024.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	296,400	0	7,500.	516,000	812,400	812,400	Year End Roll	12/18/2019
2019	101	FV	256,400	0	7,500.	548,300	804,700	804,700	Year End Roll	1/3/2019
2018	101	FV	256,400	0	7,500.	399,900	656,300	656,300	Year End Roll	12/20/2017
2017	101	FV	256,400	0	7,500.	348,300	604,700	604,700	Year End Roll	1/3/2017
2016	101	FV	256,400	0	7,500.	296,700	553,100	553,100	Year End	1/4/2016
2015	101	FV	242,000	0	7,500.	290,300	532,300	532,300	Year End Roll	12/11/2014
2014	101	FV	242,000	0	7,500.	238,700	480,700	480,700	Year End Roll	12/16/2013
2013	101	FV	242,000	0	7,500.	227,000	469,000	469,000		12/13/2012

PRINT

Date	Time
12/10/20	18:53:40

LAST REV

Date	Time
10/09/19	14:07:06
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3723

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ORR ARUNIMA	27481-555		7/15/1997		233,500	No	No		Y

USER DEFINED

Prior Id # 1:	30898
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/5/2003	953	New Wind	10,000					18 VINYL REPL WNDW
4/17/1998	214		40,305					13X19 ADDITION
5/26/1993	221	Manual	900					REPLACE WINDOW

ACTIVITY INFORMATION

Date	Result	By	Name
11/30/2018	Inspected	PH	Patrick H
11/26/2018	MEAS&NOTICE	CC	Chris C
1/29/2009	Meas/Inspect	294	PATRIOT
8/30/2005	Permit Visit	BR	B Rossignol
3/10/2000	Inspected	264	PATRIOT
2/17/2000	Mailer Sent		
2/17/2000	Measured	197	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7500		Sq. Ft.	Site		0	80.	0.86	1									516,000						516,000	

Total AC/HA: 0.17218 | Total SF/SM: 7500 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 516,000 | Spl Credit | Total: 516,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1750	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.20321393
Const Adj.:	0.98990101
Adj $ / SQ:	154.838
Other Features:	67500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	402725
Depreciation:	106320
Depreciated Total:	296406

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

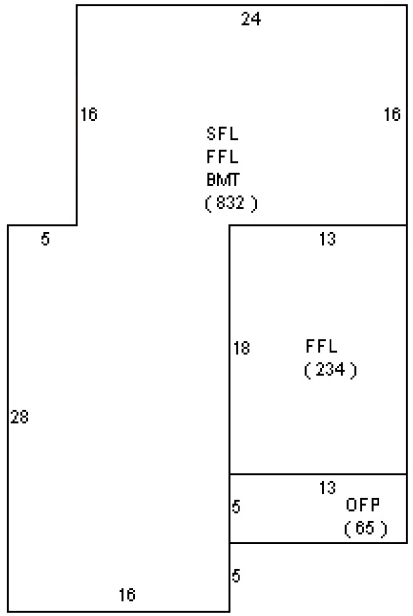
No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	154.84
Special Features:	0	Val/Su Net:	106.05
Final Total:	296400	Val/Su SzAd	156.16

SKETCH



Sum Area By Label :
SFL = 832
FFL = 1066
BMT = 832
OFP = 65

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,066	154.840	165,057
BMT	Basement	832	46.450	38,648
SFL	Second Floor	832	154.840	128,825
OFP	Open Porch	65	41.460	2,695

Net Sketched Area:	2,795			Total:	335,225
Size Ad	1898	Gross Are	2795	FinArea	1898

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 043.0-0007-0024.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2000	0.00	T	15.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	